

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 14, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 14, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF April 7, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 7, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>14-091</b>	<b>Transaction/Contract Type:</b>	RE / Easement
<b>Origin/Client:</b>	DEEP/DEEP		
<b>Grantee:</b>	Franklin Trust Federal Credit Union		
<b>Property:</b>	2706 Albany Avenue, West Hartford		
<b>Project Purpose:</b>	Granting of Easements Pursuant to CGS 22a-324		
<b>Item Purpose:</b>	Granting of a permanent easement comprising approximately 1,670- SF for the purposes of providing access over a bituminous driveway and to an existing garage. Such easement rights rectify an oversight from the original acquisition related to the "South Branch Park River Bugbee Flood Control Project".		

Staff reported that in the 1960's, the CT DEP (now "DEEP") condemned property along the northerly side of Albany Avenue for a flood control project known as "South Branch Park River Bugbee Flood Control Site." The boundary line from original condemnation of property for flood control purposes overlapped the neighboring driveway to the west on property currently owned by the Franklin Trust Federal Credit Union. To resolve the encroachment issues, the proposed access easement will formalize rights that are appurtenant to the Credit Union property and correct the original acquisition. The purpose of the easement will be limited to driveway access.

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Consequently, DEEP seeks SPRB approval of a Permanent Access Easement. The access easement area is 1,670 SF (0.038 acres) along the easterly boundary of the Credit Union's property at 2706 Albany Avenue. It gives the Credit Union perpetual access over the easement area, with the right to cut trees and bushes as may be convenient or necessary; and to repair, maintain and replace an existing bituminous driveway in order to access the garage on their property. The DEEP will not plant trees or erect structures that prohibit use of the access easement. The consideration is \$1.00.

Staff recommended approval of the item. CGS §22a-324 gives the DEEP commissioner the authority to enter into agreements concerning any real property owned by the state which was obtained for flood prevention programs, subject to the approval of DAS, OPM & SPRB. DEEP will incur no expense as a result of granting the easement, and will bear no costs of repairing, maintaining or replacing the driveway within the easement area. DEEP has reserved the right to construct, operate & maintain works of improvement installed pursuant to CGS §22a-318 to 22a-322, inclusive. These are statutes that include DEEP flood prevention, watershed, and soil & water conservation programs.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB#</b>	<b>14-066</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-JD-299	<b>Origin/Client:</b>	DCS/JD
<b>Contract:</b>	BI-JD-299-ARC		Commission Letter #3
<b>Consultant:</b>	JCJ Architecture, P.C.		
<b>Property:</b>	New Haven Courthouse GA#23, New Haven		
<b>Project Purpose:</b>	New Haven Courthouse Exterior Restoration Project		
<b>Item Purpose:</b>	Commission Letter #3 to compensate the consultant for extended construction administration services.		

Staff reported that this project incorporates structural renovation Project #BI-JD-281A into Project #BI-JD-299. The incorporation of the former project includes the architect of record Hoffman Architects ("HAI") as a sub-consultant to the current Architect of Record JCJ Architecture Inc. ("JCJ"). The New Haven Courthouse contains a gross building area of 600,000± SF and was constructed in 1914. The facility is on both the State and National Historic Registers and therefore, all restoration work must comply with the standards of the CT Historical Commission and Secretary of the Interior. The combined project will be undertaken in three phases.

At its meeting on March 24, 2014, the Board suspended consideration of this item based on concerns that the additional \$44,624 in consulting fees to provide "extended" CA services beyond the original contract increased the CA fee to approximately 11.50% of the construction budget. The Board requested additional information regarding the role of the Architect and its sub-consultants during the construction phase of the project.

SPRB staff held meetings with DCS Project Management Staff on Thursday March 27<sup>th</sup> and DCS Legal Staff on Monday March 31<sup>st</sup> to discuss the Board's suspension of this file. DCS has concurred with SPRB that the contract can be amended with the existing CA funding re-allocated to the various phases of the project. As such, the DCS Project Manager has cancelled the Commission Letter and requested that the file be returned to DCS.

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SPRB Staff recommended to the Board that Commission Letter #3 be returned to the Department of Construction Services without Board approval. This action by the Board will represent a savings of \$44,624 to the State of Connecticut.

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 14-090 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-JD-299 **Origin/Client:** DCS/JD  
**Contract:** BI-JD-299-CA Commission Letter #1  
**Consultant:** Gar-San Corporation  
**Property:** New Haven Courthouse GA#23, New Haven  
**Project Purpose:** New Haven Courthouse Exterior Restoration Project  
**Item Purpose:** Commission Letter #1 to compensate the consultant for extended construction administration services.

In January 2010 the Department of Public Works now known as the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administration Services related to the Exterior Restoration Project, New Haven Court House GA #23.

In October 2012, the Board approved the Construction Administration Services during Phase I of the project to be awarded to Gar-San Corporation (“GSC”). This approval was provided under PRB #12-224. The compensation rate for CA services in the base contract was \$187,473 which can be further defined as \$10,830 in special sub-consultant services and \$176,643 in basic services.

Commission Letter #1 will modify GSC’s contract and provide for an additional \$38,160 in consulting fees to provide “extended” CA services beyond the original contract end date. DCS has confirmed the current substantial completion date for this project has exceeded the base contractual end date by 130 calendar days. Consistent with Article IV of the contract GSC is requesting additional compensation beyond the contractual end date in the agreement. DCS has stated that part of the extended contract duration has been due to the approval of 46 project specific change orders that have increased the construction contract cost from \$3.285M to \$3.821M.

Staff recommended that the Board approve Commission Letter #1 for Gar San Corporation to provide additional CA services.

**PRB#** 14-092 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-RT-843 **Origin/Client:** DCS/DOE  
**Contract:** BI-RT-843-ARC Commission Letter #9  
**Consultant:** Tai Soo Kim Partners, LLC  
**Property:** H.C. Wilcox Technical High School, Meriden  
**Project Purpose:** Campus Additions and Renovations Project  
**Item Purpose:** Commission Letter to compensate the consultant for additional design and construction administration required for the design of revised HVAC duct work layouts, revised equipment plans developed by SDE as well as additional design services for the evaluation and required design upgrades to the Area C fire alarm system.

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Staff reported that on 10/27/05, the Board approved the above-captioned contract with the Architect for a total fee of \$2,436,000 based on a construction budget of \$30,181,000 (PRB #05-291). Various amendments and commission letters have been approved and increased the total fee to \$4,502,117, including the most recent Commission Letter #8 (PRB#13-207) for \$3,000 for additional design services. Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. This Project #BI-RT-843 concerns the demolition of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space which was not previously completed and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget and total project budget as part of this proposed commission letter remain at \$52,874,765 and \$77,568,765 respectively. These amounts are consistent with Contract Amendment #2 approved by the Board in May 2011.

Commission Letter #9 in the amount of \$13,200 is proposed to modify Tai Soo Kim Partners, LLC ("TSKP") contract for additional design services required for the design of revised HVAC duct work layouts to accommodate the revised equipment lay-out plan developed by SDE as well as additional design services for the evaluation and required design upgrades to the Area C fire alarm system.

SPRB Staff recommended approval of this commission letter for TSKP to provide additional project related services at the H.C. Wilcox Technical School Project in Meriden.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-066** – Mr. Pepe moved and Mr. Valengavich seconded a motion to return PRB File #14-066 to the Department of Construction Services. The motion passed unanimously.

**PRB FILE #14-090** – Mr. Norman moved and Mr. Valengavich a motion to approve PRB File #14-090. The motion passed unanimously.

**PRB FILE #14-091** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-091. The motion passed unanimously.

**PRB FILE #14-092** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-092. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary